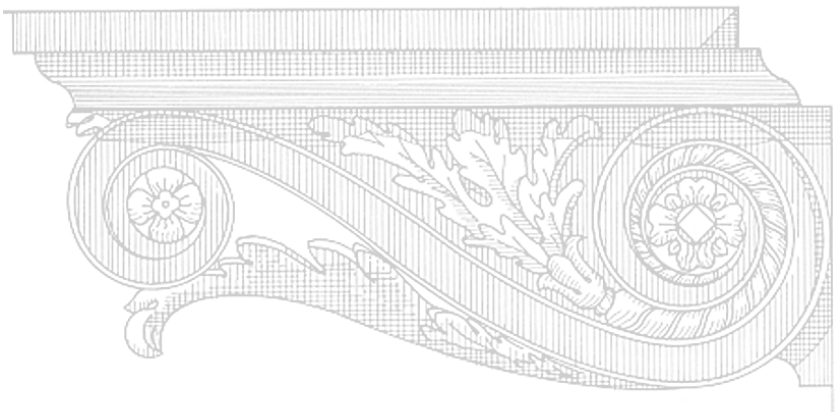
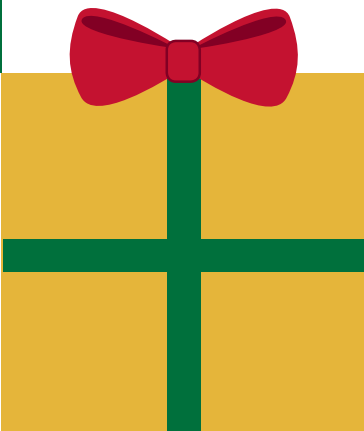


FRAZIER ASSOCIATES

News



Winter 2011



“knitting communities together through design...”

Garrett Hall University of Virginia



Historic photographs provided the inspiration to reinstall the fabric awnings; an aid in energy conservation at Garrett Hall.

This important historic structure was designed by the New York firm of McKim, Mead & White as the University of Virginia Commons or Dining Hall in 1907. Its dramatic oak-paneled dining hall has an ornate plaster ceiling and classical detailing. Frazier Associates teamed with Architectural Resources Group of San Francisco to rehabilitate this important landmark. Our office provided digital photogrammetry services to help document the building, conducted a code analysis, wrote specifications, provided construction administration throughout the rehabilitation, and designed the interior signage system.

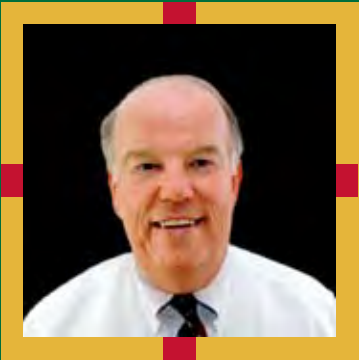


A later era ceiling was removed from the opening between floors in the original entry hall as a part of the restoration to this dramatic two-story space.



“The primary challenge of this project was to provide a 21st century academic environment while restoring important historic features of the building and incorporating LEED environmental standards. As a result of a serious commitment from the entire team to work toward all of these sometimes competing goals, the Frank Batten School of Leadership and Public Policy now has a vital and distinguished new home on the Central Grounds of the University of Virginia”

- Carter Green, AIA, LEED AP BD+C
Senior Project Manager



25 Years - Time Flies When You're Having Fun!

It seems like yesterday when we opened Frazier Associates in a downtown Staunton storefront. But that was 1986 and since then the office has grown along with a long list of wonderful clients, both public and private, that we have had the privilege to serve over the years.

With historic preservation as our core, our services have grown around the idea of “knitting communities together through design.” Whether downtown revitalization, design guidelines, corridor design, wayfinding sign plans, adaptive reuse, historic restoration, new homes or historic tax credit projects, helping communities and individuals realize their dreams has been a challenging, exciting and rewarding journey. Good design truly can strengthen and enhance quality of life, no matter what scale the project. We hope you enjoy this edition of Frazier Associates “News” as you will hear from many of our dedicated professional staff about projects upon which they are currently working.

To all of our clients and to the many professionals and support staff we have had the good fortune to work with, we wish to extend a sincere thank you for the last twenty-five years! We look forward to continuing our mission in the years to come.

Best Wishes and Merry Christmas! - Bill Frazier, AICP and Kathy Frazier, AIA



Many of the features of the original dining hall were restored as a part of the project including the ornate plaster ceiling, oak paneling, light fixtures, metal railings, and the music balcony.

Recent Awards

The National Association of County Planners gave three awards at their annual meeting in Boston in the summer of 2011. Frazier Associates was fortunate to have its Henrico County project, *The Homeowner's Enhancement Guide*, receive one of the awards. This heavily illustrated 144-page publication is intended to aid property owners in better maintaining their residences built between 1945 and 1975 as Henrico County's housing stock ages.

At the Virginia Downtown Development Association's 2011 Annual Meeting in Richmond in September, several of Frazier Associates' projects received awards:

- Kathy Frazier accepted an Award of Merit for the Historic Rehabilitation of the Community Bank building in downtown Buena Vista.
- A second Award of Merit went to the Nelson Building in Altavista.
- And lastly, an Award of Excellence was presented for the Drug Store Grill project in Brookneal.

Both the Altavista and Brookneal projects were Frazier Associates designs and developed through the Community Development Block Grants funding program.

Historic Architecture: Historic Structures Report



"Maymont's very knowledgeable and professional staff and an extensive archives provided a wealth of information to aid our on-site assessment.

The aspect of the project that I found most interesting was learning about the Dooley family and their connection to Staunton. Placing them, and Maymont, in context through visits to their other residence at Swannanoa on Afton Mountain and the residences of their friends, the Scotts, was very helpful.

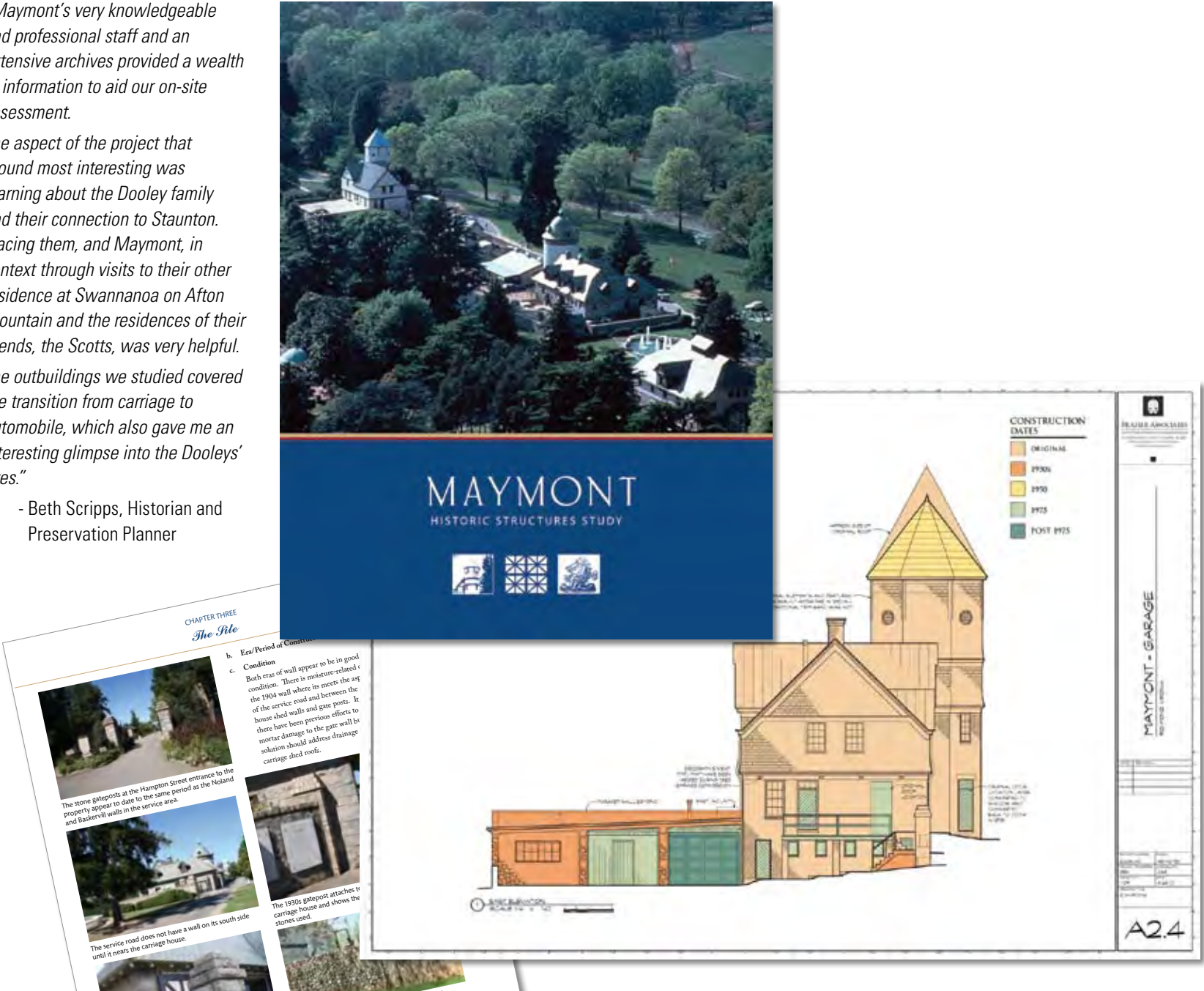
The outbuildings we studied covered the transition from carriage to automobile, which also gave me an interesting glimpse into the Dooleys' lives."

- Beth Scripps, Historian and Preservation Planner

Maymont Historic Structure Report, Richmond, Virginia

Maymont, Richmond's most imposing and important Gilded Age mansion, was constructed for Major James Dooley in 1893. It has undergone a careful restoration and resulting interpretation in recent years by its stewards, the Maymont Foundation. Frazier Associates was retained to complete a historic structures report on three of Maymont's outbuildings, constructed between c.1893 and the 1930s, to aid in a future transportation-related interpretation.

The carriage house, stable, and garage were subject to a detailed study including measured drawings using digital photogrammetry, a structural assessment and paint analysis, along with historic research to better understand these buildings. A nationally known carriage expert was also part of the team and helped inform the original uses of the buildings' spaces as well as individual elements and details.



Historic Architecture

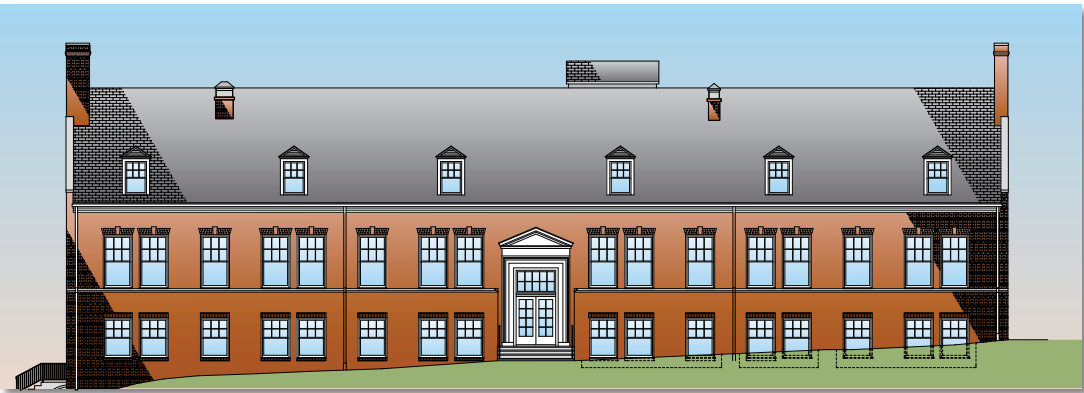
Merriam Laboratory, Patuxent Wildlife Research Refuge, Laurel, Maryland

Merriam Laboratory was constructed in 1939 as a part of a growing complex of structures serving the U. S. Fish & Wildlife Service, newly established by President Franklin D. Roosevelt. This imposing Colonial Revival-style building has survived in remarkably original condition and is undergoing a needed rehabilitation.

Frazier Associates was retained as the historic architect for the project by Burgess & Niple, project architects and engineers. We conducted historic research on the building, provided measured drawings, and carried out an assessment of the facility to ensure that historic spaces, elements and features would be retained and restored during construction. The team worked closely with the U.S. Fish and Wildlife Service architectural historian and the Maryland Historical Trust to gain their needed approvals for the project.



This historic photograph of Merriam Laboratory shortly after it was constructed confirms that the building retains most of its original design.

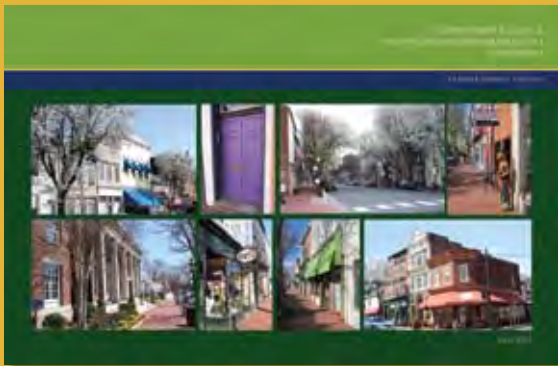


This illustration shows the strong symmetrical organization of the window patterns and classical details as executed in the Colonial Revival style.

Main Street Revitalization

Fredericksburg, Virginia Facade Assessment

In an effort to reenergize revitalization efforts in downtown, the Fredericksburg Department of Economic Development and Tourism set up a facade improvement grant program. Frazier Associates conducted an assessment that included a grading methodology that would give owners an idea of the cost of rehabilitation. Several drawings were prepared in each category and facade grants were awarded to participating property owners.



A sample before and after project to be completed in downtown Fredericksburg.



"Having worked in historic preservation for nearly 24 years, it still thrills me to see how a building can be transformed with a little paint and a few repairs that respect its character. The facade improvements of one building can inspire other owners to invest in their buildings and local governments to invest in their historic downtowns. It is extremely rewarding to be a part of this on-going revitalization and see the pride in these Virginia communities."

- Deneen Brannock, Designer



"Virginia Main Street is our passion. It's very satisfying to see a small business owner's face light up after seeing that they do indeed have a building worth saving. Building owners and local Main Street directors respond enthusiastically when they can quickly and easily visualize design suggestions through the use of SketchUp models and color renderings. Revitalization gives dignity back to historic structures and downtowns."

- Susan Lancaster, Designer

Virginia Main Street

The Virginia Main Street Program added four new communities in 2011 including Bristol, Farmville, Hopewell, and St. Paul. Frazier Associates will be providing facade assessments and follow-up drawings similar to the assessment provided to Fredericksburg (left).

Anthony, Kansas Infill Designs



Anthony, Kansas lost an entire city block to a devastating fire in their historic downtown. Frazier Associates provided one and two-story infill concepts using Google SketchUp.

Downtown Plans and Design Guidelines

Strasburg Design Guidelines

This Shenandoah Valley village was platted in 1783 and developed as one of several settlements along the Valley Road, later known as the Valley Pike. The domestic-scaled architecture of the community spans from the early nineteenth to the mid-twentieth century.

The guidelines serve as a handbook for homeowners in the two local historic districts. A project checklist provides guidance for those preparing to undertake a rehabilitation project. Green practices including embodied energy, permanence, design, and materials are highlighted.

Considerations for universal design/aging-in-place are included to help homeowners make improvements that ensure their historic property will age with them and be a lifetime residence.



Waynesboro, Virginia Downtown Plan

In recent years the City of Waynesboro has focused on a variety of downtown initiatives. Stakeholders for this Community Development Block Grant (CDBG) planning project included the Waynesboro Housing and Redevelopment Authority, the City of Waynesboro, and Waynesboro Downtown Development, Inc.

Frazier Associates, working with Gay and Neel, landscape architects, inventoried the project area, gathered background information and images, and held design workshops and community meetings. Designs for phased streetscape and facade improvements were developed. Phase one identified the scope and costs for a Community Improvement Grant (CIG) project and a successful grant application is helping fund the improvements to be constructed in 2012.



Wayfinding



Rockbridge County, Virginia

"It is very exciting and challenging to be working with Loudoun and Stafford Counties as their regional wayfinding plans are implemented. These two projects are pilot projects that the Virginia Department of Transportation will use as they develop new Virginia Wayfinding Guidelines. The Rockbridge system will come under the new guidelines once they are finalized."

-Sandra Hanger, SEG D
Senior Graphic Designer



The County of Rockbridge, together with the City of Lexington and the Town of Buena Vista, are developing a regional wayfinding sign system. Located in the heart of the Shenandoah Valley of Virginia this region includes landmark attractions such as the Natural Bridge, Goshen Pass, Washington and Lee University, Southern Virginia University, and Virginia Military Institute. Working with a logo developed over ten years ago that weaves together the region, the sign system seeks to cohesively knit together the region for a unified experience for visitors and residents alike.



Both Loudoun and Stafford counties are taking the next steps to implement their regional sign systems. These systems will help set in place the policies and procedures used by VDOT to create their new Virginia Wayfinding Guidelines.

Photosimulations

The Villages, Staunton, Virginia



"Our client had an idea of the potential for the space. We were able to bring that dream to fruition by creating a photosimulation. It's very satisfying and a pleasure to watch the client's face when they first view their dreams on paper."

- Madeline Pinckney
Graphic Designer

These illustrations show through photosimulation (right) the potential dramatic transformation of a unique circular staircase that leads to the cupola of this early-nineteenth-century structure. This technique is a cost-effective way to help clients visualize a project prior to rehabilitation.

Residential Architecture

New Period Houses, Rehabilitation, Urban Lofts and Adding On



Designing a home to accommodate a large, busy family on a modern working farm has been an interesting design challenge. The clients are dedicated to ensuring the Colonial Revival style for their home in its dramatic rural setting.



Use of the traditional Tudor style and details combined with the compact size of this house makes it a perfect fit nestled in a wooded hilly site. The owners are also committed to energy-efficiency techniques such as using a geo-thermal heat system and the latest air-sealing and insulation technologies.



The rear view shows the spacious outdoor patio nestled into the site.



The owners' vision and motivation is what made this project a reality – our designers simply became part of their team helping them to realize their dream. They were able to completely transform a small derelict downtown Staunton carriage house into a stylish and beautiful urban loft. (photo credit: Mark Miller Photography)

"What I love most about our residential work is the variety of the projects and the people we are so lucky to work with, from a young couple renovating a crumbling garage into a hip urban living space; to a large family building a new Colonial Revival home on a working cattle farm; to a couple building a new traditional, compact home for retirement. Each project presents new challenges and opportunities, and is a journey of discovery about the people and the place."

- Annie Mathot, LEED AP
Architectural Designer



Frazier Associates new residential design brochure takes potential clients through the design process of "Discover, Create, Document and Build!" Each stage of our process is carefully crafted to elicit the most meaningful feedback, create value, and ultimately to see our clients' dreams become reality. For a copy of our residential brochure, contact Chris Rivera at crivera@frazierassociates.com.



To see the full story of the dramatic rehabilitation of this Staunton residence as redesigned by Frazier Associates and as featured in a recent issue of *This Old House*, please go to www.frazierassociates.com/blog



"The two-story nature of the addition to this Highland County house, re-oriens the house, giving the impression that it is the original structure, and that the one-story portion is an addition. We were also able to give the house the image of a 1920's foursquare, a fairly common house type in the area."

- Chris Jenkins, AIA
Senior Project Manager





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QR Codes

QR codes (meaning quick response) are a great tool to access the web from your smart phone. Download a QR reader App for these sites. Enjoy!



Historic tax credits website: www.dhr.virginia.gov/tax_credits/tax_credit.htm



National Trust for Historic Preservation website on Stainability and Historic Preservation: www.preservationnation.org/issues/sustainability/



Frazier Associates:
www.frazierassociates.com

On the Boards

Architecture:

- *VSDB Slate Roof Repairs, Staunton, VA*
- *Old Cabell Hall Handicapped Ramp, University of Virginia*
- *Merriam Laboratory Historic Rehabilitation, Laurel, MD*
- *The Villages Tax Credit Applications, Staunton, VA*
- *Scottsville School Apartments Tax Credit App, Scottsville, VA*
- *White Star Mill Mixed-Use Rehabilitation, Staunton, VA*
- *Feasibility Study of Bridge Theater, Luray, VA*
- *Stonewall Jackson House Museum Alterations, Lexington, VA*
- *VMI Post Hospital Rehabilitation, Lexington, VA*
- *Jack's Creek Covered Bridge Historic Rehabilitation, Patrick Co., VA*
- *Miller's House Interior Rehabilitation, Lexington, VA*
- *Maymont Carriage House Exterior Restoration, Richmond, VA*
- *116 West Main Mixed Use Rehabilitation, Waynesboro, VA*
- *Foster Falls Hotel, Foster Falls, VA*

Community Revitalization

- *CDBG Design Guidelines and Facade Improvements, Dillwyn, VA*
- *CDBG Downtown Plan-Facade Assessment, Boykins, VA*
- *CDBG Facade Improvements, St. Paul, VA*
- *Corridor Facade Designs, Henrico County, VA*

Residential Architecture

- *House Addition, Alleghany County, VA*
- *Residential Remodeling, Augusta County, VA*
- *Residential Remodeling, Lexington, VA*
- *Residential Remodeling, Nelson County, VA*
- *Historic Residential Rehabilitation, Waynesboro, VA*

Wayfinding & Community Graphics

- *Wayfinding Design, Waynesboro, VA*
- *Sully Woodlands & Centreville, Fairfax County, VA*
- *VMI-New Market Battlefield Signs, New Market, VA*
- *Virginia Commonwealth University, Directional Signs, Richmond, VA*



This illustration of the VMI Post Hospital reflects the Greek Revival style with a prominent two-story classical gallery porch.



"Over Christmas Break at VMI, the renovation of the Post Hospital and the relocation of the temporary clinic will begin. Each project is unique and presents its own challenges, but the most interesting aspect of the projects is learning the "culture" at VMI and applying it to the design. The campus atmosphere reflects a more austere environment that calls for a different approach: one of a sparse but very functional design."

- Tom Clayton, AIA, LEE AP
Senior Project Manager



Christina Rivera,
Director of Marketing

Business Development Corner

Who's on our team?

Teaming at Frazier Associates has always been seen as an opportunity to work with some of the best and brightest consultants in their fields of specialty. Over the past 25 years we have developed partnerships and strong lines of communication with interior designers and cost estimators as well as civil, structural and MEP engineers. Larger projects often include lighting, acoustical, and technology consultants.

When we have the opportunity to delve further into a project, materials and preservation specialists are brought on board to investigate everything from paint, brick, stone, and slate to dendrochronology. From large projects requiring teams of over a dozen consultants to quick intensive assessments, our selection of consultants is always based on the needs of the project and the particular skill set brought by our team. We'd like to thank all of our consultants who have helped on our projects over the past 25 years!